

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



*This inspection report
prepared specifically for:*

**Stephen Gundrum
1503 Plumas Court
Paso Robles, CA 93446**



Inspected by: **Gregory S. Terry**



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**PROPERTY / CLIENT INFORMATION**Report Date: **10/6/2026**Customer File # **21996****Stephen Gundrum**

Address:

Phone:

Fax:

Email:

Inspection location: **1503 Plumas Court
Paso Robles, CA 93446**Send report to: **Stacie Ormonde**

Phone:

County: **San Luis Obispo**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATIONMain entry faces: **East**Bedrooms: **2**Full Baths: **2**Estimated Age: **24 (2002)**Vehicle Garages: **2 Car**

Half Baths:

Type Structure: **Single Family Home**

Approx. Sq Footage:

3/4 Baths:

Stories: **1**Type Foundation: **Slab**Soil condition: **Dry**

Weather:

Temp: **65-75**Date: **10/6/2026**

Time:

Unit occupied: **no**

Client present:

Attendees: **Inspector Only****General Overview:**

Notice to third parties or other purchasers: Receipt of this report by any purchases of this property other than the above listed party(s) is not authorized. This report is prepared for the exclusive sole use of the client listed above. This report is a work product and is copyrighted by the company shown above. Duplication by any means whatsoever is prohibited. Unauthorized duplication of, use or reliance on this report has the effect of all parties agreeing to hold harmless, individually or jointly, and/or otherwise, the inspector and



Inspector: _____

Gregory S. Terry**REPORT LIMITATIONS**

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Avg. Condition	Monitor - Roof is near the end of a normal life expectancy	
2 Ventilation:	Acceptable		
3 Flashings:	Most Acceptable	Repair - See Comments Below	Maintenance Item
4 Skylights:	Most Acceptable	Repair - See Comments Below	Moderate
5 Chimneys:	Acceptable		
6 Gutter system:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 :			
8 :			

INFORMATION

9 Main roof age:	24 Years Old Approximately	14 Ventilation:	Gable & Eaves
10 Other roof age:		15 Chimney:	N/A - Gas Only Type
11 Inspection method:	Walked entire roof	16 Chimney flue:	Metal Gas Vent Flue
12 Roof covering:	Fiberglass Shingle	17 Gutters:	Aluminum
13 Roofing layers:	1st	18 Roof Style:	Dutch Gable

ROOF COMMENTS

- 19 **General Note:** Our roof inspection is to report on the type and condition of the roofing materials, missing and/or damaged materials. (Ancillary items such as antennas, satellite dishes, solar panels, etc. are excluded) This does not constitute a warranty, guarantee or roof certification that a roof leak will not occur. Condition of the roof underlayment is not visible and therefore cannot be evaluated. Homes that are going to be fumigated are advised to have the roof reinspected after the tent is removed and prior to close of escrow.

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce moisture against the perimeter of the foundation and potential foundation settlement.

Information Note: The roof appears to be in reasonable condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement of the roof soon.

Maintenance Note: The sealant at the roof flashings has become brittle and cracked from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

- 1.) The skylight above the hallway is cracked.

INSPECTION PHOTOS

Roof

#R



Some of the down spouts need to be directed away from the foundation.

Roof

#R



General deterioration of the roof shingles due to age.

Roof

#R



Cracked skylight above the hallway.

Roof

#R



Deteriorated sealant at the vent flashings.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Veneer:	N/A		
4 Doors:	Most Acceptable	Repair - See Comments Below	Maintenance Item
5 Windows:	Most Acceptable	Repair - See Comments Below	Moderate Concern
6 Hose faucets:	Acceptable		
7 Electrical cable:	Not Inspected		
8 Exterior electrical:		See the Electrical Page	

INFORMATION

9 Siding type:	Stucco	13 Window Type	Fixed/Sliding & Single Hung
10 Veneer type:	None		
11 Trim/fascias type:	Wood	14 Window material:	Vinyl
12 Door type:	Metal/Glass & Sliders	15 Electric service cable:	Underground

EXTERIOR COMMENTS

16 **General Note:** There are dual pane windows installed in this home. One of the more common problems associated with this type of window is "fogging" where water vapor is trapped between the two panes of glass. A very diligent inspection is performed from the exterior and interior of the home to detect this problem however; variations in light, time of day, weather conditions, and dirt/salt on the windows can mask this condition. For a definite guarantee to detect all fogged windows, it is advised that the windows be professionally cleaned and then inspected by a qualified and licensed Window Contractor.

1.) There are faulty rollers at the screen door in the living room.

2.) The screen door is torn in the master bedroom.

3.) Parts of the eaves are in need of painting.

4.) There is some minor damage to the stucco reveal on the south wall of the garage.

Maintenance Note: There is a manufacturing defect with dislodged weather stripping between the two panes of glass at the dual pane window in the garage and the two windows at the SW corner of the living room.

INSPECTION PHOTOS

Exterior

#EX



Minor damage to the stucco reveal on the south side of the garage.

Exterior

#EX



Parts of the eaves are in need of painting.

Exterior

#EX



Parts of the eaves are in need of painting.

Exterior

#EX



Example of the manufacturing defects at the windows.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable		
2 Trees & shrubs:	Most Acceptable	Landscaping Maintenance Needed	Maintenance Item
3 Walks & Steps:	Acceptable		
4 Porch/Deck:	Acceptable		
5 Driveway:	Acceptable		
6 Retaining walls:	N/A		
7 Fencing & Gates:	Most Acceptable	Repair - See Comments Below	Maintenance Item
8 Front Entry:	Acceptable		

INFORMATION

9 Walks & Steps:	Concrete	13 Porch:	Concrete
10 Patio:	Concrete	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	N/A
12 Driveway:	Concrete	16 :	

GROUNDS & DRAINAGE COMMENTS

- 17 **General Note:** Soil condition and stability on sloped or steep lots is not determined or within the scope of this inspection. If concerned, this evaluation would require the expertise of a qualified and licensed Geotechnical Engineer,

General Note: Any reference to grading is limited to only the areas around the exposed parts of the foundation or exterior walls. We cannot determine drainage performance of the site or soil conditions. We do not evaluate structures such as storage sheds and stables, nor any mechanically or remotely controlled components such as driveway gates.

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the home and prevent damage to the property.

- 1.) Parts of the fencing in the backyard are damaged.

INSPECTION PHOTOS

Grounds

#GD



The foliage needs to be cut back at the front of the garage.

Grounds

#GD



Parts of the fencing in the backyard are in need or repairs.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Functional	See General Note Below	
2 Heating operation:	Functional	See General Note Below + Repair See Note Below	Maintenance Item
3 System back-up:	N/A		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Functional		
7 Gas Piping:	Acceptable		
8 Condensate:	Acceptable		
9 :			
10 Filter:	Poor Condition	Repair - See Comments Below	Maintenance Item

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 24 years	20 A/C age: 24
14 Heating Fuels: Natural Gas	21 Filter: Disposable - R/A Grille
15 Distribution: Ductwork	22 Heat Source Mfr. York
16 Duct Insulation Type: Fiberglass	23 A/C Source Mfr. York
17 Gas Shutoff Location: Garage - SE Wall	

HEATING & COOLING COMMENTS

- 24 **Information Note:** Our inspection of the major HVAC systems is limited to the normal functions of the system. Independent evaluations including adequacy/inadequacy of the heating and cooling systems (such as cracked heat exchangers, air conditioning pressure tests, coolant charge, line integrity, air balance, evaporative cooling coils, etc.) are not within the scope of this inspection. Thermostats are not checked for calibration or timer functions. Normal service maintenance of these systems is recommended to be performed annually.

General Note: Forced air heating systems greater than 15 years old and central air conditioning systems & heat pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufacturers and tradesman. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about the life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.

Maintenance Note: The air filter is dirty and needs to be replaced.

Maintenance Note: The insulation is deteriorated and in need of replacement at the low-pressure refrigerant line adjacent to the air conditioning condenser unit.

INSPECTION PHOTOS

HVAC

#HC



Deteriorated insulation on the low-pressure refrigerant line.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable		
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Most Acceptable	Repair - See Comments Below	Maintenance Item
5 Well system:	N/A		
6 Septic system:	N/A		
7 Water heater:	Acceptable	See Comments Below	
8 TPR Valve:	Present		

INFORMATION

9	Water supply represented as:	Municipal	14	Waste system represented as:	Municipal
10	Supply pipes:	Copper	15	Septic location:	N/A
11	Pipe insulation type:	Poly Foam (Partial Only)	16	Waste/Vent pipes:	ABS Plastic
12	Water Shutoff Location:	Garage - South Wall	17	Water Heater Mfr.:	Bradford White
13	Well location:	N/A	18	Water Heater Gallons:	40
				Age:	14 years
			19	Water Heater Fuel:	Natural Gas

PLUMBING COMMENTS

- 20 **Information Note:** The water temperature is not tested or verified. Water that is hotter than the manufacturers recommended setting can be a scalding hazard. The water heater should never be set higher than the manufacturers recommended setting. We recommend that the temperature setting on the hot water heater be checked at move in for safety.

General Note: Shut off valves and angle stops at kitchen or bathroom sinks and toilets are not tested due to the possibility of leaking.

Information Note: The water pressure was measured at 45 psi at the time of inspection. This is within a normal and acceptable range. Since the home is equipped with a pressure regulator it should be monitored and retested periodically to ensure that the pressure is below the maximum allowable of 80 psi.

Information Note: There are water softener and reverse osmosis systems installed at the subject property. The systems are inspected for leaks however, chemical testing of the water and operation of the unit is outside the scope of this inspection. Also, in some cases these can be rented units. This should be determined prior to close of escrow.

Information Note: The water heater is older and may have a limited life expectancy.

- 1.) The main plumbing clean out in the front yard has a broken cap.

INSPECTION PHOTOS

Plumbing

#P



The main clean out cap is broken in the front yard.

Plumbing

#P



The water pressure was measured at 45 psi.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable		
3 GFCI:	Acceptable		
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 Outlets:	Acceptable		
7 Lighting:	Acceptable		
8 :			

INFORMATION

9 Amps: 100	14 Branch circuit wiring: Copper
10 Volts: 110/220	15 Grounding: Water Pipes
11 Main box location: Garage - SE Wall	16 Ground fault protection at: Exterior, Bathrooms, Garage & Kitchen
12 Main Disconnect: At Main Panel	17 Main box type: Circuit Breakers
13 Main service conductor: Copper	18 Wiring type: Romex

ELECTRICAL SYSTEM COMMENTS

19

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1 Walls/ceiling/floor:	Acceptable		
2 Doors & windows:		See the Exterior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets/shelves:	Acceptable		
5 Sink plumbing:	Acceptable		
APPLIANCES			
6 Disposal:	Functional		
7 Dishwasher:	Functional		
8 Refrigerator:	Functional		
9 Exhaust fan:	Functional		
10 Microwave:	Functional		
11 :			
12 :			
13 Range/oven:	Functional		
14 Gas or electric?	Gas		
LAUNDRY			
15 Walls/ceiling/floor:	Acceptable		
16 Doors & windows:		See the Exterior Page	
17 Washer plumbing:	Acceptable		
18 Sink plumbing:	N/A		
19 Cabinets/shelves:	Acceptable		
20 Heating & cooling:	Acceptable		
21 Dvrer vent:	Most Acceptable	Repair - See Comments Below	Fire Safety Hazard
22 :			
23 :			
24 Dvrer service:	Acceptable		
25 Gas or electric?	Both		

KITCHEN AND LAUNDRY COMMENTS

- 26 **Information Note:** Inspection of the kitchen components is limited to the built-in appliances and plumbing systems. These items are tested under normal operating conditions. Extensive evaluations such as calibration of timers, clocks, heat settings, thermostat accuracy, self-cleaning functions, etc. are outside the scope of this inspection. Dishwasher cleaning and drying adequacy is not verified.

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is one of the most common causes of a residential fire. In most cases owners never have the lint exhaust vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned upon move in and then annually after that.

Information Note: The garage is plumbed for a future laundry tub basin.

INSPECTION PHOTOS

Kitchen & Laundry

#K



The garage is plumbed for a future laundry tub.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:		See the Exterior Page	
3 Heating & cooling:		See the HVAC Page	
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Most Acceptable	Repair - See Comments Below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Most Acceptable	Repair - See Comments Below	Maintenance Item
10 :			

BATHROOMS INSPECTED

11 # of Half baths: 12 # of Full baths: 2 13 # of 3/4 baths:

BATHROOM COMMENTS

- 14 **Information Note:** Our inspection of the bathrooms is to report on visible leaks and operation of the fixtures. Inaccessible piping and shower pans are outside the scope of this inspection. Shower pans, enclosures and doors are not tested for water tightness, visual observations only.

Low flow information for State requirements:

- A.) The master bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.5 GPM.
- B.) The hall bathroom has a low flow 1.28 GPF toilet. The shower does have a low flow shower head of 1.5 GPM.

- 1.) Both of the sink drain stoppers are not connected in the master bathroom.
- 2.) The shower head does not hold securely in the mount in the master bathroom.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Most Acceptable	Repair - See Comments Below	Maintenance Item
3 Heating & cooling:		See the Exterior Page	
4 Cabinets & counter:	Acceptable		
5 Wet Bar:	N/A		
6 Fireplc/woodstove:	Acceptable		
7 Smoke detectors:	Acceptable		
8 CO detectors:	Acceptable		
9 Stairs/balcony/rails:	N/A		
10 :			

INFORMATION

11 Rooms inspected:			
Bedrooms #: 2	12	Walls & Ceilings Type: Drywall	
Living Room			
Dining Room	13	Floors: All Vinyl Plank Flooring	
	14	Number of Wet Bars : 0	
	15	Number of Fireplaces : 1	
	16	Fuel Source : Natural Gas	

INTERIOR ROOM COMMENTS

- 17 **Information Note:** Our evaluation of the interior of the home is to determine the functionality of doors, windows and interior finishes. Cosmetic issues are not contemplated.

Information Note: Smoke detectors were present in the following locations at the time of inspection: Both bedrooms and in the dining room.

Information Note: Carbon Monoxide detectors were present in the following locations at the time of inspection: Both bedrooms and in the dining room. (Note: These are combination smoke/CO detectors)

Fire Safety Recommendation: The smoke and CO detectors were tested during the inspection using the manufacturers test button however, this only determines that they were functional at the day of the inspection. Smoke detectors and CO detectors can fail at any time. Recommend retesting these alarms during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the detectors upon moving in and testing weekly as recommended by the consumer product safety commission.

- 1.) The base guides are missing for the sliding closet doors in both bedrooms.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	See the Electrical Page	
5	Gutters:	Acceptable	

INTERIOR

6	Walls/ceiling/floor:	Acceptable	See Comments Below	
7	Firewall/firedoor:	Acceptable		
8	Doors & windows:	Acceptable		
9	Garage doors:	Acceptable		
10	Door openers:	Most Acceptable	Repair - See Comments Below	Safety Hazard
11	Electrical:		See the Electrical Page	
12	Heating & cooling:	N/A		

INFORMATION

EXTERIOR

13	Location:	Attached garage - same as house
14	Roof covering:	Same as House - See Roof Page
15	Roof age:	24 Years Old Approximately
16	Gutters:	Aluminum

INTERIOR

17	Walls & ceilings:	Drywall
18	Floors:	Concrete
19	Garage door:	Double Overhead

GARAGE & CARPORT COMMENTS

- 20 1.) There is a black mildew like substance on the water heater platform in the garage. (See notes on the Deficiency Summary Report regarding the potential for microbial contamination.)

Safety Hazard Note: The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend having the sensitivity adjusted or replacing the garage door opener as required.

INSPECTION PHOTOS

Garage

#GC



Black mildew like substance on the water heater platform.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Acceptable		
3 Sheathing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Acceptable		
6 Exposed wiring:	Acceptable		
7 Plumbing vents:	Acceptable		
8 Chimney & flues:	Acceptable		
9 Vapor Retarder:			
10 :			

INFORMATION

11 # of Attic areas: 2	14 Framing: Truss system
12 Access locations: Garage & Hallway	15 Sheathing: OSB Plywood
13 Access by: Hatch	16 Insulation: Blown 6 inches

ATTIC COMMENTS

- 17 **Information Note:** Some areas of the attic can be limited due to low clearances and insulation.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Slab		
1 Access:	N/A		
2 Foundation walls:	N/A		
3 Floor framing:	N/A		
4 Insulation:	N/A		
5 Ventilation:	N/A		
6 Sump pump:	N/A		
7 Dryness/drainage:	N/A		
8 Floor/Slab:	Acceptable	See Comments Below	
9 Vapor Retarder:	N/A		
10 Anchor Bolts:			

INFORMATION

11 Foundation walls:	_____	14	Beams: _____
12 Floors:	_____	15	Piers: _____
13 Joist/Truss Detail:		16	Sub Floor: _____
		17	Insulation: _____

FOUNDATION COMMENTS

- 18 **General Note:** The slab foundation was concealed by finished floor coverings and was not visible during the time of inspection. As a result, the condition of the slab beneath the flooring, including potential cracking, settlement, moisture intrusion, heaving or other defects, could not be fully evaluated. The inspection is limited to visible and readily accessible conditions only and does not constitute an engineering assessment of the foundation. No representation or warranty is made regarding concealed conditions that may exist beneath finished flooring surfaces. Further evaluation by a qualified foundation specialist or structural engineer is recommended if concerns regarding the slab foundation are present prior to the close of escrow.

Information Note: The concrete slab on grade is not visible due to the finish flooring in the home. There were no secondary visible observations of problems throughout the home which would indicate a structural deficiency with the slab foundation.



Customer: **Stephen Gundrum**
Contact:
Phone:
Location: **1503 Plumas Court**
Paso Robles, CA 93446

Special Note: *Mold, mildew, fungus and other microbial organisms occur in areas that show evidence of or have the potential for leaking, moisture intrusion and/or inadequate ventilation. The identification or presence of these organisms is beyond the scope of this inspection. If concerned about this possibility, we recommend further investigation be performed by a qualified and certified specialist to determine if there exists an active (or potential for) infestation or climate for incubation of microbial contamination prior to close of escrow*

1 - Roof

Maintenance Note: Some of the down spouts have no splash block or extension to divert the runoff water away from the foundation. Recommend installing proper drainage of roof water away from the structure to reduce moisture against the perimeter of the foundation and potential foundation settlement.

Information Note: The roof appears to be in reasonable condition however, it is older and nearing the end of a normal life expectancy. General deterioration, cracking and delamination of the aggregate coating was observed. Budget for replacement of the roof soon.

Maintenance Note: The sealant at the roof flashings has become brittle and cracked from exposure to the sun. Recommend resealing the flashings to prevent water intrusion.

1.) The skylight above the hallway is cracked.

2 - Exterior

1.) **There are faulty rollers at the screen door in the living room.**

2.) **The screen door is torn in the master bedroom.**

3.) **Parts of the eaves are in need of painting.**

4.) **There is some minor damage to the stucco reveal on the south wall of the garage.**

Maintenance Note: There is a manufacturing defect with dislodged weather stripping between the two panes of glass at the dual pane window in the garage and the two windows at the SW corner of the living room.

3 - Grounds

Maintenance Note: Trim the tree limbs and/or foliage to avoid contact with the home and prevent damage to the property.

1.) Parts of the fencing in the backyard are damaged.

4 - HVAC

General Note: **Forced air heating systems greater than 15 years old and central air conditioning systems & heat pump systems greater than 10 years old are considered at the end of a normal life expectancy by the standards of most manufacturers and tradesman. The inspector will operate these systems to see if they are functional at the time of inspection however, they may be subject to failure at any time. If concerned about the life expectancy of these systems, it is advised to have these systems fully evaluated by a qualified and licensed HVAC Contractor prior to close of escrow.**

Maintenance Note: The air filter is dirty and needs to be replaced.

Maintenance Note: The insulation is deteriorated and in need of replacement at the low-pressure refrigerant line adjacent to the air conditioning condenser unit.

5 - Plumbing

Information Note: The water heater is older and may have a limited life expectancy.



Customer: **Stephen Gundrum**
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1.) The main plumbing clean out in the front yard has a broken cap.

6 - Kitchen & Laundry

Fire Safety Maintenance Note: The dryer lint exhaust vent needs to be cleaned annually to prevent a back up of lint which is one of the most common causes of a residential fire. In most cases owners never have the lint exhaust vent cleaned. It is recommended to have the dryer lint exhaust vent professionally cleaned upon move in and then annually after that.

7 - Bathroom

1.) Both of the sink drain stoppers are not connected in the master bathroom.

2.) The shower head does not hold securely in the mount in the master bathroom.

8 - Interior Rooms

Fire Safety Recommendation: The smoke and CO detectors were tested during the inspection using the manufacturers test button however, this only determines that they were functional at the day of the inspection. Smoke detectors and CO detectors can fail at any time. Recommend retesting these alarms during the final walkthrough and again upon moving in. We recommend installing new batteries in all of the detectors upon moving in and testing weekly as recommended by the consumer product safety commission.

1.) The base guides are missing for the sliding closet doors in both bedrooms.

9 - Garage

1.) There is a black mildew like substance on the water heater platform in the garage. (**See notes on the Deficiency Summary Report regarding the potential for microbial contamination.**)

Safety Hazard Note: The pressure switch safety reverse at the garage vehicle door opener is defective. Recommend having the sensitivity adjusted or replacing the garage door opener as required.